

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	100.00 %	100.00 %	1	97.21 %	100	100	
% of Funds Disbursed	96.95 %	95.07 %	6	90.53 %	88	81	
Leveraging Ratio for Rental Activities	11.96	8.6	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	88.04 %	91.75 %	14	85.01 %	37	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	69.00 %	75.79 %	15	73.71 %	41	35	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.52 %	82.24 %	14	81.48 %	46	35	
% of 0-30% AMI Renters to All Renters***	51.09 %	51.61 %	10	45.54 %	66	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.09 %	97.85 %	17	96.14 %	31	26	
Overall Ranking:			In State:	14 / 19	Nationally:	61	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,705	\$28,449		\$28,248	1,650 Units	66.70 %	
Homebuyer Unit	\$46,696	\$16,955		\$15,487	748 Units	30.20 %	
Homeowner-Rehab Unit	\$22,947	\$15,443		\$0	75 Units	3.00 %	
TBRA Unit	\$0	\$3,995		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$186,100	\$194,627	\$85,018
State:*	\$158,060	\$106,564	\$23,065
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 4.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	18.9	11.2	24.3	0.0	Single/Non-Elderly:	32.3	26.0	31.1	0.0
Black/African American:	54.7	48.3	50.0	0.0	Elderly:	22.7	2.9	21.6	0.0
Asian:	4.3	5.7	2.7	0.0	Related/Single Parent:	31.5	32.0	23.0	0.0
American Indian/Alaska Native:	0.4	0.1	0.0	0.0	Related/Two Parent:	10.2	25.8	12.2	0.0
Native Hawaiian/Pacific Islander:	0.1	0.4	0.0	0.0	Other:	3.3	12.7	12.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	1.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.3	0.0	0.0					
Other Multi Racial:	1.4	2.8	2.7	0.0					
Asian/Pacific Islander:	3.7	1.0	0.0	0.0					
ETHNICITY:									
Hispanic	16.3	27.7	20.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.9	18.1	33.8	0.0	Section 8:	45.6	1.8 [#]		
2 Persons:	23.9	22.2	33.8	0.0	HOME TBRA:	5.0			
3 Persons:	15.0	22.9	16.2	0.0	Other:	15.3			
4 Persons:	11.2	22.2	5.4	0.0	No Assistance:	34.1			
5 Persons:	4.1	9.8	5.4	0.0					
6 Persons:	1.3	2.6	4.1	0.0					
7 Persons:	0.4	0.8	1.4	0.0					
8 or more Persons:	0.3	0.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			310	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 61
 (Percentile)
 State Rank: 14 / 19 PJs Overall Rank: 0
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	88.04	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.52	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	95.09	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.47	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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